

Planning Board
Minutes
April 26, 2007

The Planning Board meeting convened at 6:34PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Tom Ruble and Town Planner Eric Smith. Absent: Robert MacLeod.

Agenda read by Chairman MacMillan.

Minutes of the April 19, 2007 Planning Board Meeting were approved on motion by Kalagher with a second by Whitney. Motion carried 4 to 0.

Chairman Comments:

- Process for new Town Web Site has begun.

Town Planner Comments

- Eric reviewed Town Planner Draft Report covering March 22, 2007 through April 25, 2007. Reviewed highlights of work completed and on going over this period. Report on file in Planning Board office.
- Eric reviewed ANR for property on Westminster / Ashburnham line.

7:00 PM – Open Discussion

Tina Sbrega, President and Chief Operating Officer of GFA Federal Credit Union, and Gregg Rosen, of NES Group, appeared before the Board to discuss two possible locations for a branch of GFA Federal Credit Union. One option is to go into the new addition of the hardware store and the other option is the house next to the hardware store. Mr. Rosen stated they are not sure if house is structurally sound enough for a banking institution, but the option to raise the building and rebuild in the same footprint has been discussed. There is a concern that this would displace six apartments if bank chooses that option. Ms. Sbrega and Mr. Rosen stated they would be discussing this concern with the owner. The concern with the store front option is the drive thru window. It was the consensus of the PB that the house option would be the better option. It was also suggested that they contact the DPW Engineer and the Historical Commission. Chairman MacMillan reviewed the requirements as they proceed with project.

Public Safety Building

A Site Plan Review is scheduled for the May 10, 2007 Planning Board meeting. Waiver list will be discussed at that time.

Correspondence

- Bill for \$60 for Thomson West for update to MGL was approved.
- Miscellaneous correspondence was reviewed.

Proposed Zoning Change Articles

- Article 31 is the Accessory Dwelling Units. Chairman MacMillan will present at TM.
- Article 32 is Maple Avenue Zoning Change. Bruce will present and Eric will discuss.

- Article 33 is Site Plan review. Joe will present at TM.
- Article 34 is Village Center. Tom will make motion to put off until future TM.
- After reviewing articles a motion by Ruble, with a second by Whitney, to recommend Articles 32, 33 and 34 was voted 4 to 0 in favor.
- A motion by Chairman MacMillan, with a second by Kalagher, to refer article 34 back to PB for further study and report at future TM was voted 4 to 0 in favor.

Town Meeting is Saturday May 5, 2007.

Next PB meeting scheduled for May 10, 2007.

Meeting was adjourned at 9:26 PM.

Respectively submitted,

Bruce Whitney - Clerk